073.0	0002	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	991,700 /	991,700
					USE VALUE:	991,700 /	991,700
					ASSESSED:	991,700 /	991,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARMA RAHUL/VIBHA
Owner 2:	
Owner 3:	
Street 1:	78 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ADELSON HALINA -
Owner 2:	-
Street 1:	78 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Vinyl Exterior and 1634 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11303.000	460,300		531,400	991,700
Total Card	0.259	460,300		531,400	991,700
Total Parcel	0.259	460,300		531,400	991,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 606.92 /Parcel: 606.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46211

GIS Ref

GIS Ref

Insp Date 02/17/09

!6145!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	460,300	0	11,303.	531,400	991,700		Year end	12/23/2021
2021	101	FV	444,400	0	11,303.	531,400	975,800		Year End Roll	12/10/2020
2020	101	FV	444,400	0	11,303.	531,400	975,800	975,800	Year End Roll	12/18/2019
2019	101	FV	340,400	0	11,303.	493,400	833,800	833,800	Year End Roll	1/3/2019
2018	101	FV	340,400	0	11,303.	493,400	833,800	833,800	Year End Roll	12/20/2017
2017	101	FV	340,400	0	11,303.	432,700	773,100	773,100	Year End Roll	1/3/2017
2016	101	FV	340,400	0	11,303.	394,700	735,100	735,100	Year End	1/4/2016
2015	101	FV	316,900	0	11,303.	349,200	666,100	666,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:23:51

LAST REV

Date	Time
07/26/16	08:30:01
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6145

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADELSON HALINA	45635-569		7/18/2005	Portion-Asst	620,000	No	No		
MIRENDA ANTHONY	36659-478		10/9/2002		500,000	No	No		
FEINSTEIN MICHA	25337-283		5/11/1995		243,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	632	Add Bath	22,000		6/9/2015			Add new bath.
5/27/2015	573	Re-Roof	6,800					
3/22/1993	67	Manual	10,192					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
2/17/2009	Meas/Inspect	189	PATRIOT
7/10/2006	OWNR INFO	BR	B Rossignol
12/19/2005	MLS	MM	Mary M
2/2/2003	MLS	MM	Mary M
10/13/1999	Meas/Inspect	243	PATRIOT
7/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46211
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11303		Sq. Ft.	Site		0	70.	0.67	12									531,361						531,400	

Total AC/HA:	0.25948	Total SF/SM:	11303	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 531,361	Spl Credit	Total: 531,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.29259491
Const Adj.:	1.00540435
Adj $ / SQ:	129.958
Other Features:	120074
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482520
Depreciation:	22196
Depreciated Total:	460324

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

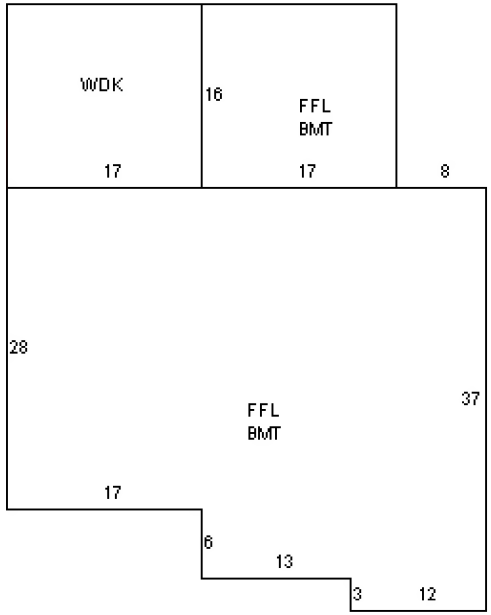
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	157.25
Special Features:	0	Val/Su Net:	130.03
Final Total:	460300	Val/Su SzAd	281.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,634	38.990	63,705
FFL	First Floor	1,634	129.960	212,351
WDK	Deck	272	9.730	2,646

Net Sketched Area:	3,540	Total:	278,702
Size Ad	1634	Gross Area	3540	FinArea	1634
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc